



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष १०, अंक १]

मंगळवार, जानेवारी २, २०२४/पौष १२, शके १९४५

[पृष्ठे ५, किंमत : रुपये ४.००

असाधारण क्रमांक १

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक २ जानेवारी, २०२४.

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१२२३/१६०९/प्र.क्र.१३९/२३/नवि-१२.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे/ विशेष नियोजन प्राधिकरणे / विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (यूडीसीपीआर) (यापुढे जिचा उल्लेख “उक्त यूडीसीपीआर” असा करण्यात आला आहे) शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) मधील तरतुदीनुसार शासन अधिसूचना क्रमांक टिपीएस-१८१८/प्र.क्र.२३६/ १८/वियो व प्रायो/कलम ३७(१कक) (ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजूर केली असून, ती दिनांक ३ डिसेंबर २०२० पासून अमलात आली आहे ;

आणि ज्याअर्थी, उक्त युडीसीपीआरच्या प्रकरण १४- Special Schemes मध्ये विनियम १४.८ हा नागरी पुनरुत्थान योजनेशी संबंधित आहे. (यापुढे ज्याचा उल्लेख “उक्त विनियम” असा करण्यात आला आहे.) ;

आणि ज्याअर्थी, उक्त विनियमाच्या खंड १४.८.१(i) मध्ये नागरी पुनरुत्थान योजनेची व्याख्या व त्यामध्ये अंतर्भूत करावयाचे क्षेत्र याबाबत नमूद करण्यात आले आहे (यापुढे ज्याचा उल्लेख “उक्त खंड” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, शासनाने उक्त अधिनियमाच्या कलम ३७(१कक)(सी) व कलम २०(४) अन्वये अधिसूचना क्रमांक टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-४)/कलम ३७(१कक)(सी) आणि कलम २०(४)/फेरबदल/नवि-१३, दिनांक २८ डिसेंबर २०२२ अन्वये उक्त खंडामध्ये फेरबदल करून सुधारणा केली आहे ;

(१)

आणि ज्याअर्थी, नागरी पुनरुत्थान योजनेची अंमलबजावणी करतेवेळी मोकळ्या जागा उपलब्ध असणे गरजेचे असल्याचे नमूद करुन, आराखड्याच्या अधिसूचित हद्दीच्या आसपासच्या खाजगी मालकीच्या जागा नागरी पुनरुत्थान आराखड्यात अंतर्भूत करण्या अनुषंगाने आयुक्त, ठाणे महानगरपालिका यांनी दिनांक २२ डिसेंबर २०२३ च्या पत्रान्वये शासनास विनंती केली आहे ;

आणि ज्याअर्थी, आयुक्त, ठाणे महानगरपालिका यांची विनंती विचारात घेतल्यानंतर उक्त यूडीसीपीआरमधील उक्त विनियमाच्या उक्त खंडामध्ये सूचनेसोबत जोडलेल्या परिशिष्टामध्ये नमूद केल्यानुसार सुधारणा करणे आवश्यक आहे, असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल” असा करण्यात आला आहे).

आणि त्याअर्थी, आता उक्त अधिनियमातील कलम ३७ मधील उप-कलम (१कक)(क) अनुसार प्रदत्त असलेल्या शक्तीस अनुसरून शासन सोबत जोडलेल्या अनुसूचीमध्ये विश्लेषित केल्यानुसारच्या प्रस्तावित फेरबदलासंदर्भात आम नागरिकांकडून हरकती आणि/किंवा सूचना मागविण्याची सूचना प्रसिध्द करित आहे. शासनातर्फे संबंधित विभागीय सहसंचालक, नगररचना, यांची उक्त अधिनियमाच्या कलम १६२(१) अन्वये अधिकारी म्हणून नियुक्ती करण्यात येत असून, उक्त विहित मुदतीत प्राप्त होणाऱ्या हरकती आणि/किंवा सूचनांवर संबंधितांना सुनावणी देऊन त्यांचे म्हणणे ऐकून घेण्यासाठी व संबंधित महानगरपालिका तसेच झोपडपट्टी पुनर्विकास प्राधिकरण यांचे म्हणणे विचारात घेऊन अहवाल शासनास सादर करण्याकरिता त्यांना प्राधिकृत करण्यात येत आहे. सदरची सूचना **शासन राजपत्रात** प्रसिध्द झाल्याच्या दिनांकापासून १(एक) महिन्यात हरकती आणि/किंवा सूचना संबंधित विभागीय सहसंचालक, नगररचना यांचेकडे करण्यात याव्यात. विहित मुदतीत प्राप्त होणाऱ्या हरकती आणि/किंवा सूचना शासनाकडून विचारात घेण्यात येतील.

२. सदरची सूचना खालील कार्यालयांमध्ये कार्यालयीन वेळेत एक महिन्याच्या कालावधी करिता सर्वसामान्य जनतेच्या अवलोकनार्थ उपलब्ध राहील.

- (१) सर्व विभागीय सहसंचालक, नगररचना.
- (२) मुख्य कार्यकारी अधिकारी, झोपडपट्टी विकास प्राधिकरण, बांद्रा, मुंबई.
- (३) सर्व आयुक्त महानगरपालिका.
- (४) सर्व सहायक संचालक, नगररचना, शाखा कार्यालये.

३. सदरची सूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) वेबसाईटवर उपलब्ध राहील.

परिशिष्ट

शासन सूचना क्रमांक टिपीएस-१२२३/१६०९/प्र.क्र.१३९/२३/नवि-१२, दिनांक २ जानेवारी २०२४ सोबतचे सहपत्र

Existing Provision	Proposed Modification
<p>Clause 14.8.1(i)—Urban Renewal Schemel (URS) means any scheme for redevelopment of a cluster or clusters of buildings and structures in Municipal Corporation Area, over a minimum area of 10,000 Sq.m., in non-congested area and 4,000 Sq.m. in congested area, bounded by existing distinguishing physical boundaries such as roads, Nallahs, railway lines etc. accessible by an existing or proposed D P road which is at least 18 m. wide and identified for urban renewal:—</p> <p>However, in specific cases, in which URS is not bounded by roads, Nallahs and railway lines etc. and / or, areas of any vacant or encroached land situated in the periphery of 400 mt. belonging to Municipal Corporation / any Public Authority /Planning Authority / Special Planning Authority which is not contiguous, is proposed to be included in the URS, then the boundaries of such cluster having non-contiguous area can be decided/ finalised the by Municipal Commissioner, in consultation with High Power Committee (H.P.C.).</p>	<p>Clause 14.8.1(i)—Urban Renewal Schemel (URS) means any scheme for redevelopment of a cluster or clusters of buildings and structures in Municipal Corporation Area, over a minimum area of 10,000 Sq.m., in non-congested area and 4,000 Sq.m. in congested area, bounded by existing distinguishing physical boundaries such as roads, Nallahs, railway lines etc. accessible by an existing or proposed D P road which is at least 18 m. wide and identified for urban renewal :—</p> <p>However, in specific cases, in which URS is not bounded by roads, Nallahs and railway lines etc. and / or, areas of any vacant or encroached land situated in the periphery of 400 mt. belonging to Municipal Corporation / any Public Authority /Planning Authority / Special Planning Authority or a private owner which is not contiguous, is proposed to be included in the URS, then the boundaries of such cluster having non-contiguous area can be decided/ finalised by the Municipal Commissioner, in consultation with High Power Committee (H.P.C.).</p> <p><i>Provided that in case of a private land is proposed to be included in the URS, it shall be of minimum area and accessible through a road of minimum width as required for URS and private land holders shall be entitled for consideration as per URS.</i></p>

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, Dated 2nd January, 2024.

NOTICE

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1223/1609/CR.139/23/UD-12.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as ‘the said UDCPR’) for all the Regional Plans and Planning Authorities of the state except Municipal Corporation of Greater Mumbai, other Planning Authorities/Special Planning Authorities/Development Authorities within the limit of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive Eco-Fragile region notified by MoEF and CC and Lonavala Municipal Council and Area under CIDCO’s jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC in Maharashtra under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as ‘the said Act’) *vide* Notification No. TPS-1818/CR.238/ 18/DP. and RP./ Sec.37(IAA)(c) and sec.20(4)/UD-13, dated 2nd December 2020 which has come into force with effect from 3rd December 2020 ;

And whereas, Regulation No. 14.8 in Chapter-14-Special Schemes of the said UDCPR is regarding the Urban Renewal Scheme applicable for all Municipal Corporation (hereinafter referred to as “the said Regulation”);

And whereas, clause 14.8.1(i) of the said Regulation is regarding the definition of the URS and area to be included in the same (hereinafter referred to as ‘the said Clause’);

And whereas, Government has sanctioned a modification in the said Clause under section 37(IAA)(c) and section 20(4) of the said Act, *vide* Notification No.TPS-1818/C.R.236/18(Part-4)/section 37(IAA)(c) and section 20(4)/modification/UD-13, dated 28th December 2022 ;

And whereas, the Commissioner, Thane Municipal Corporation has informed Government *vide* letter dated 22nd December 2023 that while implementing the URS open land is necessary and requested Government regarding the inclusion of private lands situated in the periphery of URS ;

And whereas, considering the request of the Commissioner, Thane Municipal Corporation, Government is of the opinion that, it is necessary to modify the said Clause of the said Regulation of the said UDCPR as mentioned in Schedule appended with the Notice (hereinafter referred to as ‘the proposed modification’).

Now, therefore, in accordance with the provisions contained in sub-section (IAA)(a) of section 37 of the said Act, the Government hereby publishes this notice for inviting objections and / or suggestions in respect of the proposed modification described in the Schedule appended to this notice, from the general public within 30 (thirty) days from the date of publication of the notice in *Maharashtra Government Gazette*. The objections and / or suggestions shall be addressed to the Concerned Divisional Joint Director of Town Planning who is hereby appointed as an Officer on behalf of Government under section 162(1) of the said Act, for hearing the objections and /or suggestions which may be received from the general public within the aforesaid stipulated period and also the say of the concerned Municipal Corporation and the Slum Rehabilitation Authority and submit his report to the Government. The objections and /or suggestions received within the aforesaid stipulated period shall only be considered by the Government.

2. This notice is kept for inspection to the general public in the following offices for the period of one month on all working days.

- (1) All Divisional Joint Director of Town Planning.
- (2) All Municipal Commissioners.
- (3) The Chief Executive Officer, Slum Rehabilitation Authority, Bandra, Mumbai.

(4) All Assistant Director of Town Planning, of District Branch, Offices.

3. This notice is also available on the Government website *www.maharashtra.gov.in* (Acts/ Rules)

Schedule

**Accompaniment to the Government in Urban Development Department Notice
No. TPS-1223/1609/CR.139/23/UD-12, dated 2nd January, 2024.**

Existing Provision	Proposed Modification
<p>Clause 14.8.1(i)—Urban Renewal Scheme¹ (URS) means any scheme for redevelopment of a cluster or clusters of buildings and structures in Municipal Corporation Area, over a minimum area of 10,000 Sq.m., in non-congested area and 4,000 Sq.m. in congested area, bounded by existing distinguishing physical boundaries such as roads, Nallahs, railway lines etc. accessible by an existing or proposed D P road which is at least 18 m. wide and identified for urban renewal :—</p> <p>However, in specific cases, in which URS is not bounded by roads, Nallahs and railway lines etc. and / or, areas of any vacant or encroached land situated in the periphery of 400 mt. belonging to Municipal Corporation / any Public Authority /Planning Authority / Special Planning Authority which is not contiguous, is proposed to be included in the URS, then the boundaries of such cluster having non-contiguous area can be decided/ finalised the by Municipal Commissioner, in consultation with High Power Committee (H.P.C.).</p>	<p>Clause 14.8.1(i)—Urban Renewal Scheme¹ (URS) means any scheme for redevelopment of a cluster or clusters of buildings and structures in Municipal Corporation Area, over a minimum area of 10,000 Sq.m., in non-congested area and 4,000 Sq.m. in congested area, bounded by existing distinguishing physical boundaries such as roads, Nallahs, railway lines etc. accessible by an existing or proposed D P road which is at least 18 m. wide and identified for urban renewal :—</p> <p>However, in specific cases, in which URS is not bounded by roads, Nallahs and railway lines etc. and / or, areas of any vacant or encroached land situated in the periphery of 400 mt. belonging to Municipal Corporation / any Public Authority /Planning Authority / Special Planning Authority or a private owner which is not contiguous, is proposed to be included in the URS, then the boundaries of such cluster having non-contiguous area can be decided/ finalised by the Municipal Commissioner, in consultation with High Power Committee (H.P.C.).</p> <p><i>Provided that in case of a private land is proposed to be included in the URS, it shall be of minimum area and accessible through a road of minimum width as required for URS and private land holders shall be entitled for consideration as per URS.</i></p>

By order and in the name of the Governor of Maharashtra,

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.